Agenda – September 10, 2026

Topic	Time
Welcome & Introductions	6:30 PM
Principal Chang - Joslin Elementary Support	6:35 PM
Treasurer Report	6:45 PM
Homeless Crisis Update	6:50 PM
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Adjourn	8:00 PM

Welcome and Introductions

Any New Attendees Tonight? We'd love to welcome you!

- Let's do a **quick round of introductions** -Please share your **name** and **when you moved to Western Trails.**

- We're glad you're all here and appreciate you getting involved in the neighborhood!

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JOSLIN ELEMENTARY SCHOOL
AUSTIN Independent School District

Western Trails + Joslin Elementary

Fundraising Drive

Donate now through September 30

Matching Challenge by Kathy Lenox !
Double your impact: every dollar matched up to $1,000

How to give

- Cash or check today at the meeting (Seth)
- Venmo using the Joslin PTA QR code
- In Venmo comments, please enter: **“Western Trails Donation”**

Your donation supports

- School supplies
- Student projects
- Campus beautification

Want to help in person?

- Volunteer for mentoring, tutoring, special events, and beautification projects
- Complete background check: austinisd.org/communications/volunteers • Takes about 3 minutes
- Sed Dale an email at daleherron@mac.com with your

Give with Venmo

Comment: Western Trails Donation

Joslin PTA

joslinpta@gmail.com
joslin.austinschools.org

Thank you for supporting our neighborhood school.

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Treasurer Report

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Homeless Crisis

Navigation Center Relocation - Current status (as of September 2026)

✅ **Site selected:** 2401 S. Interstate Highway 35 Frontage Road (78741).
✅ **City Council action:** Council voted **Oct. 9, 2025** to authorize purchase of the property, moving the project into development steps.
✅ **Public engagement:** City launched an engagement process after the Sept. 3, 2025 announcement; a Q&A compilation is published on the project page.
✅ **Advisory Board:** Applications are **closed** (window was Dec. 10, 2025–Jan. 21, 2026). Applications were scored, offers extended, and the City expects to **announce the inaugural advisory board in early March 2026**.

✅ **Finalize Advisory Board membership** (announcement expected **early March 2026**).

❑ **Renovation & Site Enhancements:** Building renovations and site improvements are still required before operations can begin, including ADA upgrades such as the elevator. Neighborhood feedback is expected to inform design, amenities, and security features. City Council authorization will be required for applicable renovation contracts.

❑ **Operator / Contract:** The competitive solicitation has been completed, and **Sunrise Homeless Navigation Center was selected as the operator**. The City is working through contract negotiations, good neighbor provisions, and other pre-opening requirements. The City's solicitation anticipated an operating contract beginning Oct. 1, 2026, although the facility itself will not be ready by then.

❑ **Opening Delayed to Summer 2027:** The project was originally expected to open in **late Spring/Summer 2026**. The current projected opening has now been pushed back approximately one year to **Summer 2027**, as renovations, ADA improvements, contracting, and other startup work are completed.

Homeless Crisis

City Update Response from David Gray

Regarding the operation contract with Sunrise:
“We will seek Council approval this fall or early winter for final approval to execute the agreement. In the meantime, City staff will continue working on the building rehabilitation and contract negotiations."

Regarding our Good Neighbor Provisions:
“Those are finalized and can be viewed online here:” https://austin.widen.net/view/pdf/p0b3qrfhmk/AHSO-Good-Neighbor-Provisions.pdf?t.download=true

***Summary on next slide**

Regarding Food Service at the new location:
“*At this time, we do not anticipate allowing hot meal services at the Housing Navigation Center. However, we would permit nutritional services for clients seeking services.”*

David Gray has agreed to meet with Western Trails representatives. We’ll share details once the meeting is scheduled.

Source: Email response from David Gray provided to WTNA, September 2026.

KEY TAKEAWAYS

1. **Council action**
   Final approval to execute the agreement is expected this fall or early winter.
2. **Work continues**
   Building rehabilitation, adding ADA elevator and contract negotiations are underway.
3. **Neighbor provisions**
   The City says its Good Neighbor Provisions are finalized.
4. **Food service**
   No hot meal service is anticipated; nutritional services would be allowed for clients.

South Austin Housing Navigation Center: Good Neighbor Provisions

WHAT THE CITY ALREADY REQUIRES

- Hourly exterior perimeter / neighborhood checks during operating hours
- Monitoring for loitering, disruptive behavior and unsafe conditions
- Clean property and immediately adjacent areas; prompt trash removal
- An on-site community liaison during all operating hours
- Prompt, good-faith response to neighborhood concerns
- Periodic City-convened meetings with neighborhood stakeholders
- Client rules addressing drugs, alcohol, disorderly conduct, noise, littering, weapons and other disruptive behavior

WHAT WESTERN TRAILS WILL ASK FOR

- Add a **site-specific Good Neighbor Agreement** for the South Austin location, with contract language prohibiting Sunrise from continuing to operate the Menchaca site as a Navigation Center.

Confirm the provisions are incorporated into the Sunrise operating contract

- Provide the neighborhood the applicable contract language before opening
- • Define the surrounding impact area—not just the facility's immediate block
- Set complaint response and escalation standards with a named contact
- Establish regular meetings with nearby neighborhoods and businesses (Including Western Trails)
- Track incidents, complaints, cleanup and corrective actions
- Conduct formal 30-, 90- and 180-day operating reviews

Source: City of Austin Homeless Strategies & Operations — AHSO Good Neighbor Provisions | austin.widen.net/view/pdf/p0b3qrfhmk/AHSO-Good-Neighbor-Provisions.pdf

Attorney General's Nuisance Lawsuit Update

Timeline of Events

Aug 29, 2025 — Emergency TRO hearing

- Judge heard arguments from the Texas AG's Office (AGO) and Sunrise's counsel (about 2 hours).
- No ruling issued that day; judge took the request under advisement.
- Judge **did not rule on the TRO** and instead set a **full evidentiary Temporary Injunction hearing**.

•Oct 6–7, 2025 — Temporary Injunction hearing scheduled

- Court set the Temporary Injunction hearing for **Oct 6 (two days)** and indicated the hearing would focus heavily on **accelerating a relocation plan** and whether services should be suspended pending relocation.

•(After Oct settings) — Court requests revised pleadings / more specificity

- Judge asked AGO to revise the lawsuit to be more specific about the relief requested; hearing reset for **Nov 5–6**.
- **Nov 2025 — Hearing moved due to conflicts**
- Sunrise requested to move the hearing later due to scheduling conflicts.
- AGO moved to deny; judge allowed reschedule; new dates **Dec 8–9**.

•Jan 7, 2026 — Most recent ruling / key point for neighbors

- Reporting indicates the judge found there was a basis to treat the situation as a **nuisance-type problem**, but issued **conditional relief**: Sunrise could be barred from **outdoor services only if** the **State of Texas provides resources/plan for an alternative site and measures to fill the gap/relocate services**.

•September 2026 — Update

- **Sunrise Nuisance Lawsuit Update — September 2026**
  The lawsuit remains pending. In January, the Travis County District Court issued a conditional temporary injunction rather than ordering Sunrise to immediately cease operations. Both the State of Texas and Sunrise appealed that ruling to the Texas Fifteenth Court of Appeals. The appellate record was filed in February, but the publicly available docket currently shows no subsequent briefs, hearing, decision, or final disposition. Sunrise continues operating while the litigation remains unresolved.

•Ongoing — Neighborhood support request

- Ask neighbors to keep documenting and sharing **new info + dates/times + incidents + photos/video**, and send everything to **Dale** to forward to AGO.

Attorney General's Nuisance Lawsuit Update

Hello Dale,

I hope you and the Western Trails residents are doing well. Yes we were all sadden to hear about the recent homicide. Below is an update on the status of the case and the expected next steps for your upcoming Quarterly Neighborhood Meeting.

- The State won a temporary injunction against the Defendants but has since appealed that order, seeking more relevant and substantial relief (i.e., the relief we sought in our original petition - not what the Judge ultimately decided to grant). That appeal is currently being reviewed by the 15th Court of Appeals, as the parties finished briefing in early July.
- Otherwise, the State is pushing hard to move forward with the case at the State court level - the State recently filed an agreed docket control order, and we anticipate that discovery will reopen within the next few weeks, at which point I will personally touch base with many of you.

The State is unable to comment on specific legal strategy, such as whether interim relief or additional enforcement measures are being considered; however, I can say that our team is working hard to advance the matter and secure a successful outcome.

As for documentation, we will reach out to you when it's time to discuss next steps for trial and what documentation could be needed! As always, we greatly appreciate your responsiveness and the community's continued collaboration with us - more to come!

Kind regards,

Rock Robinson
Investigator / Analyst
Consumer Protection Division
Texas Attorney General's Office
300 W. 15th Street 9th Floor
Austin, Texas 78701
(512) 463-3772 Telephone
Rock.Robinson@oag.texas.gov

Email update from Rock Robinson – 9/9/26

Gentle Reminders

Stay Safe

- Lock Your Doors (Home and Car)
- Security Lights / System
- Security Cameras
- Look out for one another
- Be mindful of mailboxes, deliveries and packages

Report all incidents

- Call 311 for non-emergency issues (tents in the park, underpasses, woods, culverts, etc.)
- Call 911 for emergencies (theft, break-ins, indecencies, mental health issues, other crimes)

It's okay if we have several people call in the same issue (Squeaky Wheels!)

Best Practices

- Take pictures/videos – and post on the new Facebook Group WT-SOS!
- After you call 311 or 911, please contact:
  - Ryan Alter (512) 978-2105
  - Officer Michael Crossen (512) 974-6232
  - Sgt. Scott Beck (512) 974-6202
  - Commissioner, Jamie Jones (512) 974-6278

If you see something…say something and be sure to call it in!

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Deed Restriction Update

We Need to Act Now

As we mentioned at our last meeting, there is a Developer that has filed paperwork to split 4501 Packsaddle and add a two story home. .

We sent a Cease & Desist Letter from our attorney and the developer stated that because we have 20 unenforced deed restrictions in Section 2, they would not pull their applications and move forward with their plans.

Why this matters

- Keep restrictions meaningful, current, and enforceable
- Protect neighborhood character, stability, and integrity
- Prevent unwanted changes before they become harder to stop

OUR CORE GOALS

No subdividing lots
No multifamily homes
Clear, enforceable restrictions

Key discussion items: ADUs and two-story homes.

How the Update Process Works

We will keep the process organized, transparent, and as easy as possible.

Step 1

Information Sessions

Review HOME Initiative, current restrictions, proposed updates, and section-specific options.

Step 2

Finalize Language

Attorney Julie Alexander will guide the process, finalize documents, and prepare accurate signature pages.

Step 3

Sign + File

All title holders must sign and notarize. After 51% approval in each section, documents are filed with Travis County.

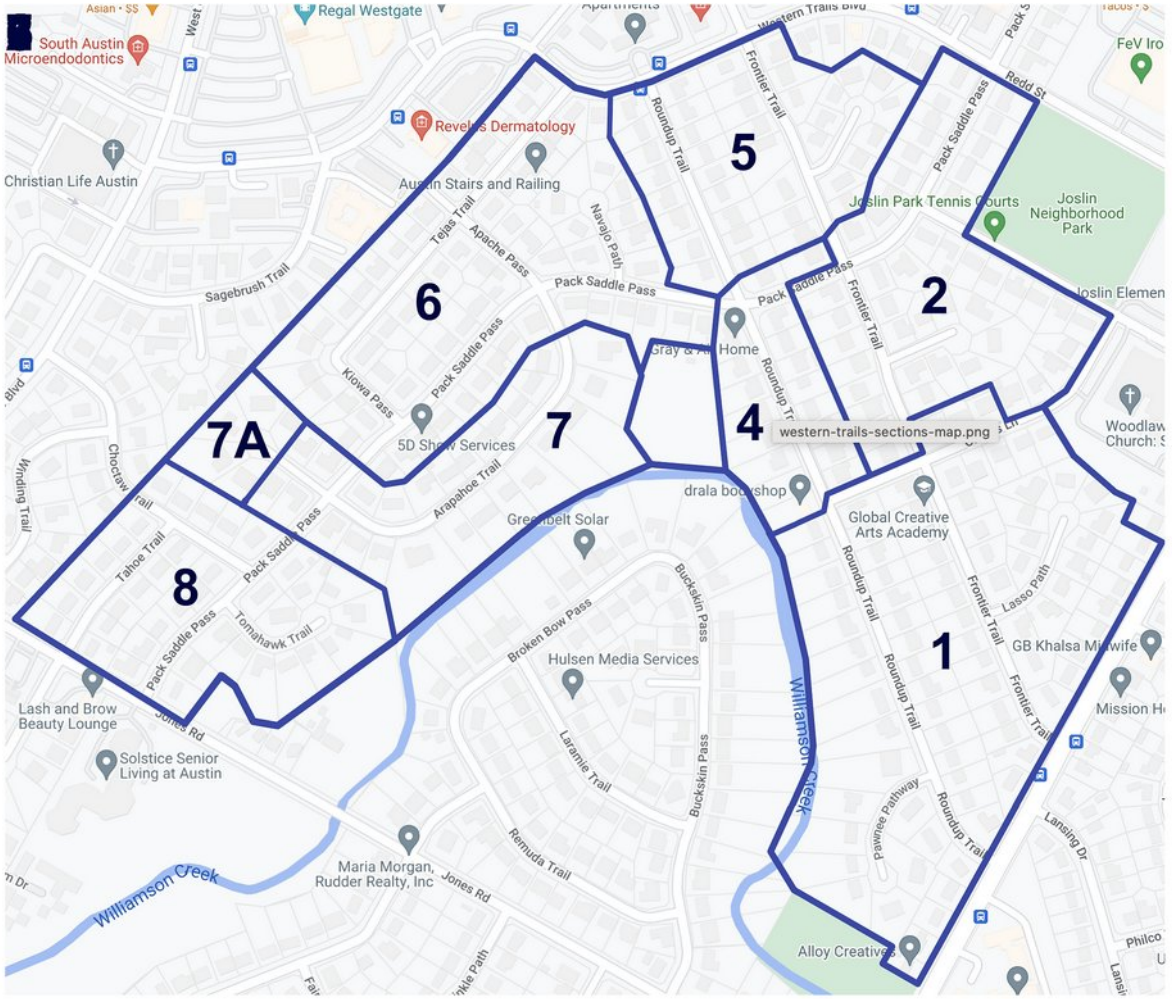
Learn more: westerntrailsna.com/deed-restriction-update

Deed Restriction Update

Section	Representatives	Amend Deed Restrictions?	Status
1	Sarah and Jason Hannon	Yes	In Process
2	Scott Parker	Yes	In Process
3	TBD	Yes	In Process
4	TBD	Yes	In Process
5	Mitzi Eastman	Yes	In Process
6	Mandy Wilson & Kathy Denny	Yes	Complete
7&7A	Dale, Zach, Joe & Casey	Yes	Complete
8	Shannon & Karyn	TBD	In Process
Estates	Meenah Hulsen	No update needed due to flood plain.	Complete

Next steps:

- We will schedule information sessions for the neighborhood
- Need Section Leads for sections 4, 5 and 8 to assist with communications
- Documents from Section 6 and/or 7/7A can be used as a template for future revisions



What We Need From Neighbors

Tonight's first step: build an accurate homeowner contact list.

1 Sign up tonight

Please provide your email address using the sign-up sheet before you leave.

2 Volunteer for one block

Walk your block or nearby streets. We have flyers to help guide conversations.

3 Collect contact info

Help gather homeowner names, emails, and phone numbers so everyone stays informed.

4 Tell your neighbors

Please encourage neighbors to learn more and participate when signatures are needed.

Even helping with one street or one block will make a real difference.

Help Fund Our Deed Restriction Updates

If we all chip in, we can protect Western Trails — and keep the burden from falling on just a few neighbors.

Why this matters

Updating our deed restrictions is the right proactive step to keep them clear, current, and enforceable.

Defending deed restrictions can get expensive. Updating them now helps us avoid bigger fights later.

Section 7 gives us a strong template, so future sections should not cost as much to update.

Where things stand

$6,500 approx. to complete Section 7

$5,000 deposit paid for remaining sections

$1,700 recent demand letter

Please consider donating $100 or more

Every contribution helps move this forward. Please add your email on tonight's sign-in sheet so we can follow up with donation details and next steps.

Thank you for helping protect Western Trails.

Ways to Donate

- Donate via Venmo – Scan QR code and enter a comment “Deed Restriction Updates”
- Donate via check and make it out to Dale Herron
- You can also donate cash tonight – See Meenah or Seth after the meeting
- If you have any questions, please contact Dale at dale herron@mac.com

Thank you for your support!

Dale Herron

@Dale-Herron-1



venmo

RECENT DEED RESTRICTION WIN

Cliffhanger Developments, LLC v. Lubitz • Texas Third Court of Appeals • Aug. 14, 2026

Good News!!

AFFIRMED

Court upheld homeowners' right to enforce a two-dwelling deed restriction

Developer could not subdivide one original lot into four new lots to build eight houses.

Original lot

Limit still applies to the lot as originally platted

1 **Original plat controls**

The covenant tied "any one tract" to the 1953 recorded plat.

2 **Replatting can't evade limits**

The court said a developer may not use resubdivision to multiply density beyond the covenant.

3 **Waiver argument failed**

Only 4 of 110 original lots had more than two houses; that was not enough to abandon the restriction.

Why it matters for Western Trails

- Clear deed-restriction language tied to original plats can remain enforceable, even under modern density pressure.
- Prior scattered violations do not automatically waive enforcement; regular monitoring and enforcement history matter.
- Demand letters, documentation, and early action can help stop "replat around the covenant" strategies.

Case Outcome

Homeowners won summary judgment in Travis County; the Court of Appeals affirmed the permanent injunction against building more than two houses on the original lot. Bill Aleshire represented homeowners in the Elm Wood Estates litigation.

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Neighborhood Social
Friday October 2nd
from 6 - 8pm

Dean & George's home at 4600 Tejas Trail

Bring a snack to share, your favorite beverage,
and hang out with your amazing neighbors!

We'll have voter registration available too!



WESTERN TRAILS

National Night Out

& Ice Cream Social

Tuesday, October 6, 2026
Joslin Park - 6:00-8PM

Austin Police • Fire Department
Elected Officials invited

🍦 Ice Cream 🎲 Games 🎁 Raffle Prizes

Celebrating Western Trails since 1955

71 YEARS!



IT’S MY PARK DAY

Joslin Park

Let’s give our neighborhood park some love.

SATURDAY

NOVEMBER 7, 2026
10am - Noon

Austin Parks Foundation’s fall It’s My Park Day

We need 15–20 volunteers

A few hours together can make our Joslin Park shine for everyone.

Bring a neighbor. Bring gloves. Bring a smile.

What we’ll do

- 🍂 **Spread mulch**
- 🧤 **Pick up litter**
- 🌳 **Clean up Joslin Park**

AUSTIN PARKS FOUNDATION

See Sally Baulch for details

Families & neighbors welcome

Social Committee – Neighborhood Walking Group

We meet every Thursday at 8am at the corner of Packsaddle and Round Up for about an hour walk (~3 miles at an easy pace)!





All are welcome! Please come join us!

SAVE THE DATE

Austin City Council District 5 Candidate Forum



David Weinberg



Farrah Abraham



Liz Brink



Ryan Alter

Candidates running for Austin City Council District 5 will be available to answer questions and discuss issues that matter to our neighborhoods.

Thursday, October 1, 2026

6:30–8:30 PM

Woodlawn Baptist Church
4600 Menchaca Road

Western Trails, Southwood, and Southern Oaks are welcome to attend.

Please join us and share this event with your neighbors.

WESTERN TRAILS Neighborgood

2026 Texas Voting Guide

Travis County • General Election: Tuesday, November 3, 2026

ELECTION DAY

Tue, Nov 3

Polls open 7 AM–7 PM

Key dates

1. **Mon, Oct 5** — Register by
2. **Mon, Oct 19** — Early voting begins
3. **Fri, Oct 23** — Mail ballot application due
4. **Fri, Oct 30** — Early voting ends

Where & how to vote

Early voting in person: vote at any Travis County early-voting location.
Election Day: Travis County voters may vote at any countywide Vote Center.
Vote by mail: apply first; ballot is mailed to you. Eligibility is limited under Texas law.

Mail ballot tip

Apply by Oct 23

Application must be received, not just postmarked.

Mail completed ballot early — ideally by Oct 27.

Scan for locations, sample ballot & wait times

VoteTravis.gov

Check your registration before Oct 5.

Note: Final November polling-place lists may update — use VoteTravis.gov before you go. Bring an acceptable photo ID.

Sources: Texas Secretary of State Important Election Dates • Travis County Clerk / VoteTravis.gov

Western Trails Neighborhood Association

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Former Strait Music Site: What's Known Now

Corner of Ben White Blvd. & South Lamar Blvd. | former 2428 W. Ben White / 4215 S. Lamar land assembly

Action!! Call 3-1-1 and report the Homeless Encampment!!

CURRENT READ

Redevelopment is still being pursued as multifamily apartments — not condos.

The project appears to have evolved from CSW's earlier 5-story / ~320-unit concept into "Aer," an 8-story, 375-unit apartment community now being advanced by Gilbane with Canyon Partners preferred equity.

Open question: whether CSW still owns/markets any remaining interest in the site or whether the active project has fully transferred to the Gilbane-led venture.

Most relevant facts for neighbors

Site	3.8 acres at South Lamar / Ben White; former Strait Music building demolished.
Use	Apartment / multifamily community; no strong evidence of a condo plan.
Scale now reported	Aer: 375 units, 45 affordable units, ~349,500 sq. ft., 8 stories.
Earlier concept	CSW plan: ~319–320 units; zoning/environmental path cleared in 2021–2023.
Amenities described	Pool, rooftop lounge, co-working, courtyards, fitness, dog wash, bike storage, EV charging.

Key path

- **2021** — VMU zoning approved
- **2023** — Environmental issue cleared
- **2025** — Demolition & active multifamily push
- **2026** — Aer marketing / VIP list live





Visual Particulars: What the Published Materials Suggest



Conceptual visualization only from CSW Website

Published visual design cues

Building scale	5-story podium-style apartment building; 320 homes.
Housing mix	Studios, 1BRs, 2BRs; 45 affordable apartments.
Resident features	Balconies/patios, 9’ ceilings, quartz counters, keyless entry, in-unit laundry.
Community amenities	Pool, outdoor sauna/wellness, rooftop lounge, co-working/private offices, two courtyards.
Likely neighborhood impact	More residents and traffic at a prominent gateway corner; stronger urban edge along South Lamar.

2125 W. Ben White Blvd. @ Pack Saddle Pass

Austin

Old Shell building is slated for total demo — a new Refuel Market gas station / convenience store is planned

WHAT HAPPENED

Fire reported Oct. 9, 2025

AFD reported fire against an exterior wall extending inside. Cause was still “under investigation” in public reporting.

No public source found confirming arson or encampment involvement.

Bottom line: don’t repeat the arson/encampment claim as fact without the AFD investigative report.

DEMO STATUS

Full demolition

Existing 2,786 sq. ft. gas station / convenience store building is approved for total demolition.

Permit issued

June 5, 2026

Contractor

Wurzel Builders

Conclusion: this is not a patch-and-reopen job.

WHAT’S COMING

New Refuel Market

New construction: one-story 2,786 sq. ft. convenience store building with kitchen.

Project cost

$1 million

Timeline

Sept. 1, 2026 → Apr. 30, 2027

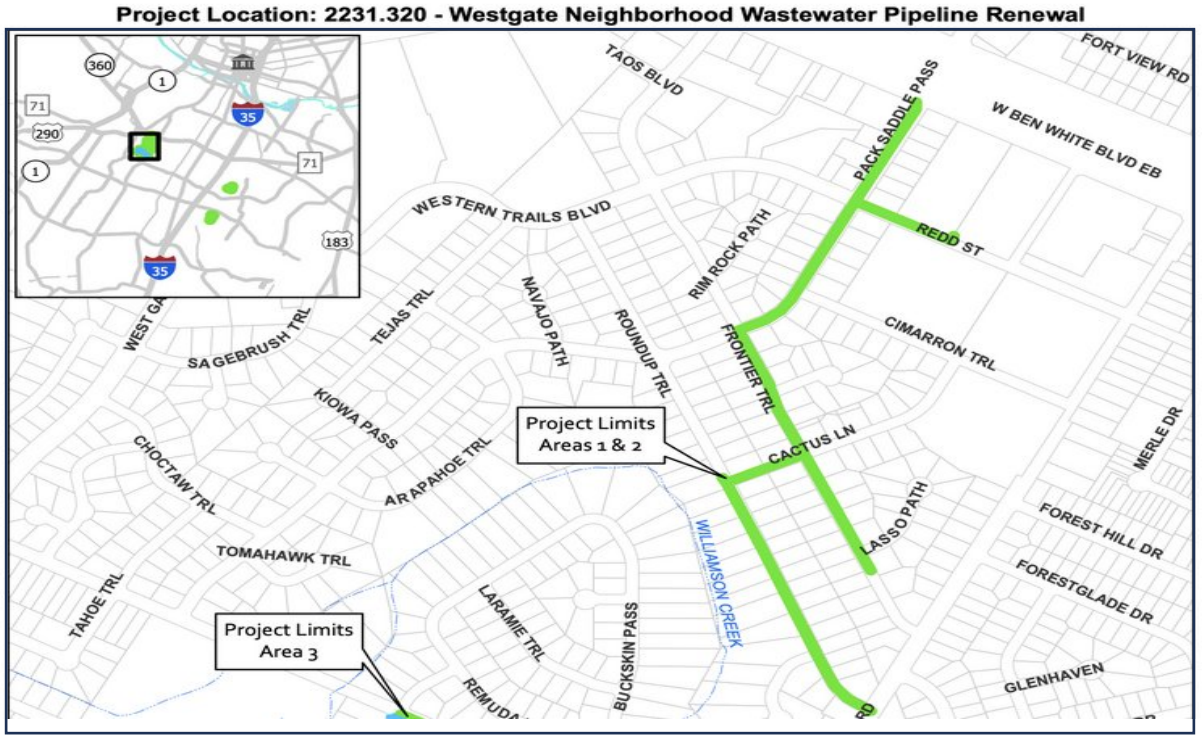
Open item: Shell branding after rebuild is not confirmed in the state filing.

Main takeaway: the burned Shell-era structure is being cleared, and the same-size replacement is a privately funded Refuel Market convenience store / gas station project.

Wastewater Renewal Project

- Project Manager estimates the project will be done by Q4'26
- Finish work on Pack Saddle then work on Redd St.
- Will replace storm drain at Pack Saddle and Western Trails
- Will do density testing and if all is good, will then repave streets

- You can sign-up for project notifications here: https://www.austintexas.gov/page/westgate-wastewater-pipeline-renewal



Tony L. Lopez, P.E., Project Manager
Capital Delivery Services, City of Austin
512-974-6581
tony.lopez@austintexas.gov

Justin Trevino, Construction Inspector
Capital Delivery Services, City of Austin
512-905-7300
justin.trevino@austintexas.gov

Cynthia Miller, J.D.
Public Information Office, Austin Water
512-972-0268
cynthia.miller@austintexas.gov

Sent messages and did not hear from the City prior to our meeting tonight.

Harrell Funeral Home – TCEQ Permit

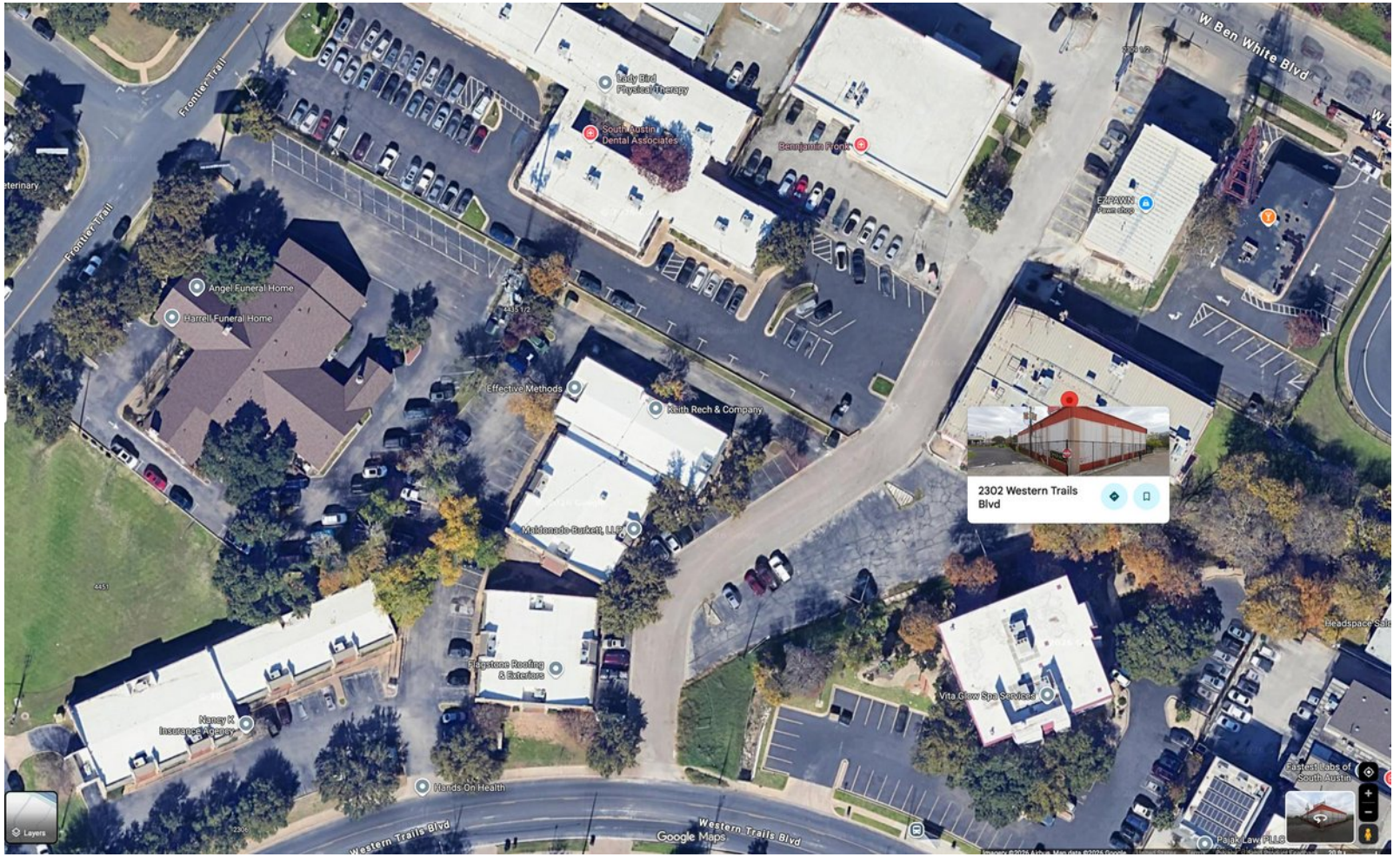
What's happening: Harrell Funeral Home (2302 Western Trails Blvd) is seeking a **TCEQ state air permit** to install/operate a **crematorium** on-site. **Permit #: 182940**.

Why neighbors care: Cremation equipment can emit **regulated air pollutants** (e.g., **nitrogen oxides, carbon monoxide, particulate matter**) and small amounts of **hazardous air pollutants** (including trace metals like **mercury**, depending on controls/operations). Even if within legal limits, nearby homes can still experience **nuisance impacts** like **odors** and occasional **smoke/visible emissions**—especially during startup/shutdown or if controls aren't working properly.

Update:

- The Administrative Review is complete (All info submitted)
- Now it is in Technical Review (Could take sometime)
- Then Modeling Review (5-7 months)
- Then goes back out for "Second Notice"
- If you submitted feedback you will be notified
- We can then sign up to provide feedback again
- We can engage our state legislator to get involved and ask for a review

Sent messages and did not hear from the City prior to our meeting tonight.



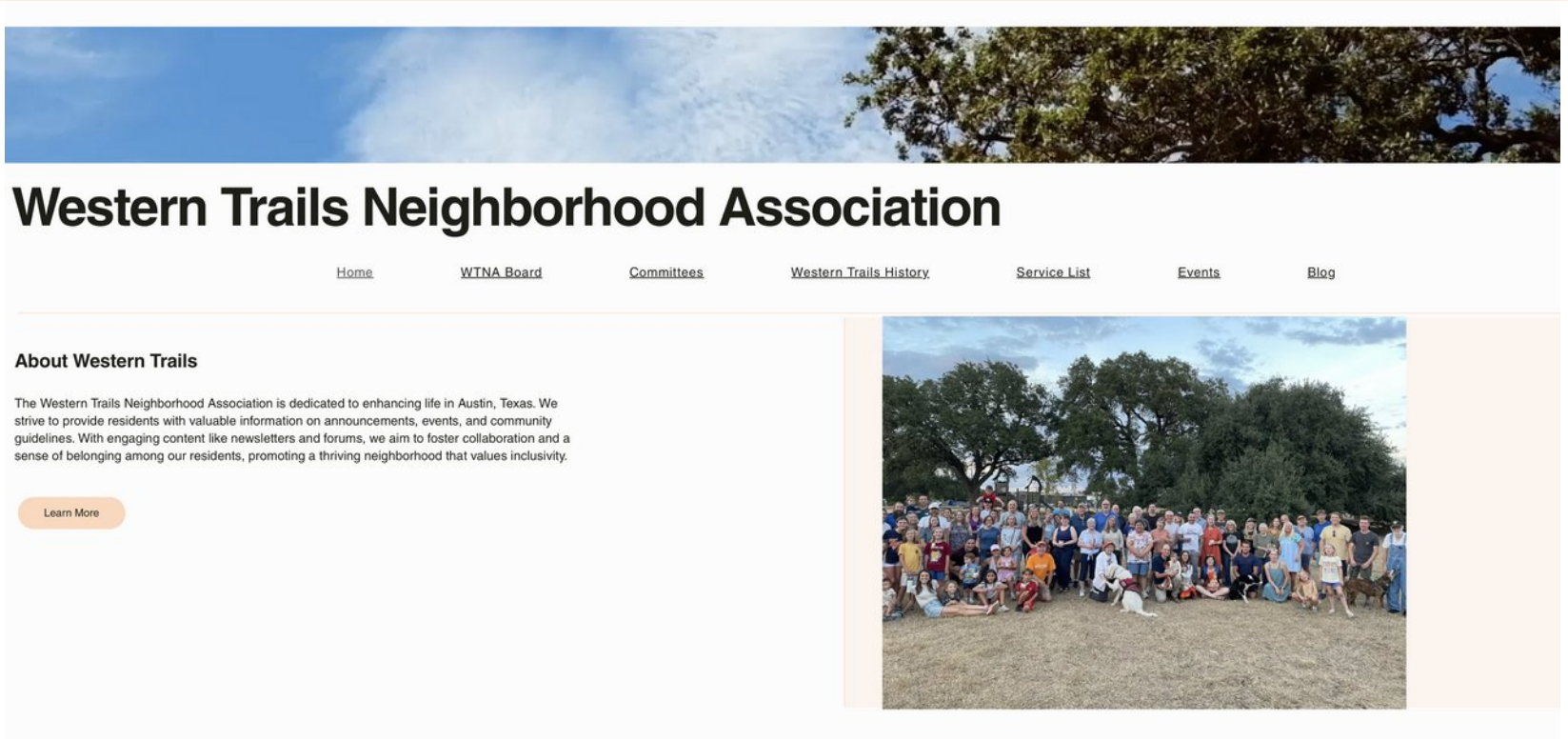
Other Neighborhood Updates

- **Daiquiris To Go** – Ricca Keepers, the lobbyist representing the business, has withdrawn both the **Neighborhood Plan Amendment (NPA)** and the **zoning case**. No further action will be taken on either application at this time. - Andy Joshi

- **One Open Position -** Western Trails Board Secretary (About 1 hour a month of time)

- **Robert Watts** has volunteered to update our Western Trails Website! Thank you Robert!!!!

Other Updates



WTNA Memberships

- We have 174 members signed up on our website

Please follow us on our Socials!
Facebook: www.facebook.com/groups/WesternTrails
Nextdoor: www.nextdoor.com/g/apzv4bb6z/

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Western Trails Neighborhood Meeting

Any Other Questions, Comments, or Concerns?

Western Trails Neighborhood Meeting Schedule 2026

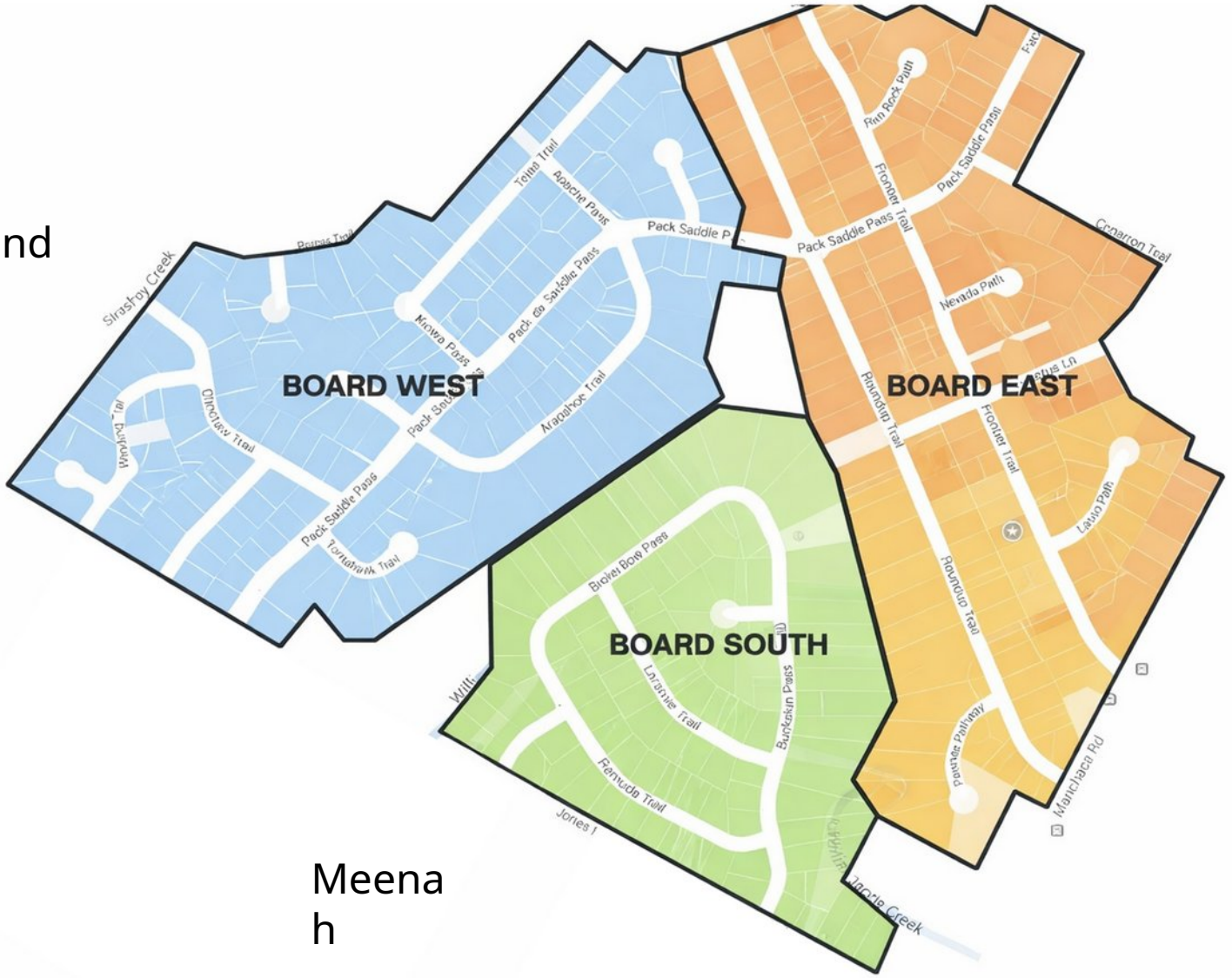
- *Q1’26: Thursday, March 5, 2026*
- *Q2’26: Thursday, June 11, 2026*
- *Q3’26: Thursday, September 10, 2026*
- **Q4’26: Thursday, December 3, 2026**

Thank you!

Back Up Slides

Western Trails – Board Sections

Mandy



Sarah

Meenah

4501 Pack Saddle Pass Development Proposal

- Permit submitted for a new residence at the rear of 4501 Pack Saddle Pass
- Proposed address: 2115 Redd Street
- Two-story, 3-bedroom, 3.5-bath home
- Converts the property from a single-family residence to a two-unit residential property
- Potential implications for neighborhood character and Section 2 deed restrictions





4501 Pack Saddle Pass Development Proposal

Next Steps

- Legal review by Julie Alexander
- Send Demand letter
- Accelerate the deed restriction update project

Deed Restriction Update

Deed Restriction Update

Deed Restriction Update

From page 5 of the permitting document:

✔ I have checked for any property-specific information that may affect the review and/or construction of this project, including but not limited to: any subdivision notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or other requirements specific to proposed development on this property (collectively, the "Property Information"), located at: 2115 Redd St, 78745.

✔ I understand that the review of this project by the City of Austin will **not** include a review of any private restrictive covenants or deed restrictions that may apply to this property.

✔ I am responsible for any conflicts between the Property Information and the request submitted to the City of Austin. I further acknowledge that I understand the implications of use and/or development restrictions that are a result of the Property Information. Additionally, I understand that the issuance of a City permit for this project does not affect the enforceability of any private restrictive covenants applicable to the property.

✔ I understand that if requested I must provide copies of any and all of the Property Information that may apply to this property.

Deed Restriction Update

We Need to Act Now: Help Protect Western Trails

Western Trails is at an important moment. If we want our deed restrictions to remain meaningful, current, and enforceable, we need to complete the update process now — and we need neighbors to help.
This effort will require broad neighborhood participation. The first step is simple but very important: **we need accurate contact information for homeowners.**

What We Need Today

Volunteer to go door to door
We need neighbors who are willing to walk their block or nearby streets and speak with homeowners directly. We have two flyers you can use to guide you.

Collect homeowner contact information
Please help us gather names, email addresses, and phone numbers so we can keep everyone informed and involved.

Deed Restriction Update

Could HOME 2 Change a Typical Western Trails Lot?

A quick visual guide for neighbors

TODAY

One typical Western Trails lot



SINGLE-FAMILY HOME
One home on a spacious lot with yard and one garage.

WHAT COULD HAPPEN

Same lot, more homes and more density



3-STORY CONDO BUILDING
9 condos total, 3 per floor.

NO ON-SITE PARKING
No parking spaces on the property.

MORE STREET PARKING
Resident and visitor cars parked along the street.

WHAT HOME CHANGES ALLOW

- HOME Phase 1 allows up to 3 dwelling units on many SF-1, SF-2, and SF-3 lots.
- HOME Phase 2 lowers the minimum lot size for a single unit from 5,750 sq. ft. to 1,800 sq. ft.
- Minimum lot width for small lots can be as little as 15 feet.
- Smaller lots may allow attached or detached homes on subdivided property.
- Not every lot will redevelop the same way, but the code now allows more intense residential use than before.

Source summary: City of Austin HOME amendments adopted in 2024.
This flyer is for neighborhood discussion and awareness.

Questions to Ask Your Neighbors

Quick talking points about HOME 2 and Western Trails

1 SHARE THESE FACTS

- Austin adopted HOME changes in 2024 to allow more housing types in single-family zones.
- Many SF-1, SF-2, and SF-3 lots can now have up to 3 dwelling units.
- A single unit can now be built on a lot as small as 1,800 sq. ft.
- Some properties may be subdivided into smaller lots, subject to city rules, utilities, and lot conditions.
- Deed restrictions may help preserve neighborhood character if neighbors act together.

2 ASK THESE QUESTIONS

- Do you want Western Trails to remain primarily a single-family neighborhood?
- How could additional units affect parking, traffic, privacy, drainage, and trees?
- Have you reviewed the deed restrictions for your block or section?
- Would you support updates that clarify and strengthen single-family protections?
- Would you like to attend a neighborhood meeting to learn more?

3 WHAT NEIGHBORS CAN DO NOW

1. Get informed
2. Share your contact information
3. Attend the neighborhood meeting
4. Review the proposed deed restriction changes
5. Vote and sign if you support the final proposal

IMPORTANT NOTE
Not every lot will redevelop the same way, and deed restrictions can vary by section. The goal is to inform neighbors and discuss possible steps to help preserve Western Trails' single-family character.

For neighborhood discussion and awareness.

Deed Restriction Update

Encourage our neighbors to participate
This effort will only succeed if homeowners understand why it matters and are ready to participate when signatures are needed.

Attend an information session
We will schedule an information session to get everyone fully up to speed on the HOME Initiative, our current deed restrictions, and the process for updating them.

Our goals are clear: **no subdividing lots, no multifamily homes, and deed restrictions that are clear and enforceable.**

We already have a strong template from Section 7 that we can use as a starting point. The main items that will need additional discussion are whether to allow ADUs and two-story homes.

This is not something we can put off. Updating our deed restrictions is one of the most important steps we can take to protect the character, stability, and integrity of Western Trails.

Please volunteer today. Even helping with one street or one block will make a real difference.

Deed Restriction Update

Once we are aligned on the updated deed restrictions, we will host a “notary party” to make the signing process as easy as possible.

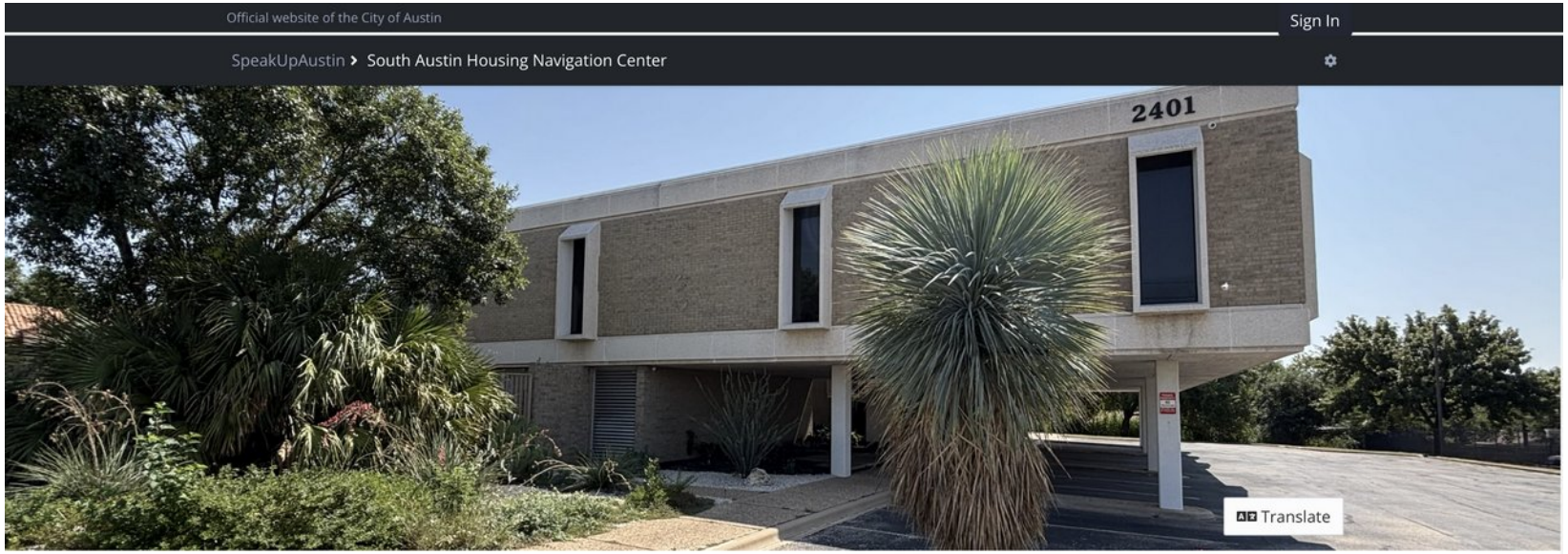
All individuals listed on the home’s title will need to sign the document and have their signatures notarized

Julie Alexander is our attorney and she will help guide us through the process, finalize the document, and generate the accurate signature pages.

We need 51% of the households in each section to sign the updated deed restrictions.

Once we have the required signature, Julie Alexander’s office will file the document with Travis County.

Navigation Center Relocation



South Austin Housing Navigation Center

On September 3, 2025, Austin Homeless Strategies and Operations (HSO) announced an exciting evolution of local homelessness prevention and response efforts. The proposed South Austin Housing Navigation Center, located at 2401 South Interstate Highway 35 Service Road 78741, will serve as a brick-and-mortar hub for at-risk households seeking housing stabilization services, and will provide essential support for unhoused residents who are on their journey home. Bookmark this page and check back for project updates including virtual meetings you may join to learn more.

Navigation Center Relocation

What is a Housing Navigation Center?



Housing navigation seeks to identify opportunities to sustain or obtain safe and stable housing.

For households that are experiencing housing instability, the navigation center can serve as a hub to ***address root factors*** of stability and to ***prevent homelessness***. Root factors may include healthcare access, income and employment, lease adherence, housing quality, and family safety. Housing navigators help households ***problem solve before crisis happens***.

For individuals that are already experiencing homelessness, the navigation center can help ***meet basic needs*** and to take ***next steps***. Basic needs include food, water, hygiene resources, clothing, healthcare access, medication storage, and a mailing address. Next steps include obtaining vital documents necessary for employment, accessing crisis shelter, completing a housing assessment, applying for mainstream benefits, and pursuing more specialized support.



Why is the City of Austin Investing in Housing Navigation Centers?

Austin Homeless Strategies and Operations (HSO) is committed to investing across the spectrum of our local homelessness response system to reduce the incidence of new homelessness and to reduce the total number of people who are living unhoused in our community. Navigators are an essential piece of HSO's efforts to work upstream of homelessness by connecting at-risk households to focused and cost-effective prevention services. When homelessness can't be averted, unhoused residents need reliable access to well managed, safe, and professional support.